

Planned Residential Community (PRC) Districts

Presented by the Fairfax County Department
of Planning and Zoning

Langston Hughes Middle School, Reston

October 4, 2006

7:00-9:30 pm

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Agenda

- Meeting goal and format
- Staff Presentation
 - Issue explanation
 - Areas for consideration with Q&A
 - Review of staff recommendations
- Q&A
- Next steps

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What is the PRC?

- Minimum district size of 750 acres
- Under single ownership or control
- Flexible zoning provisions
- Density cap of 13 persons per acre
- Unique framework for managing and guiding development

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Purpose and Intent of the PRC District

To provide flexibility and incentive for the development of a community that demonstrates excellence in physical, social and economic planning, and provides an integration of land uses throughout the District.

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Development Plans

- General / “Blob” plans
 - Type of residential density
 - General land area
- Specific plans
 - Type of residential density
 - More identifiers of subject land area
 - Type of dwelling units
 - Number of dwelling units
 - Lot and street layouts

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RZ 79-C-023 – SPECIFIC DEVELOPMENT PLAN EXAMPLE



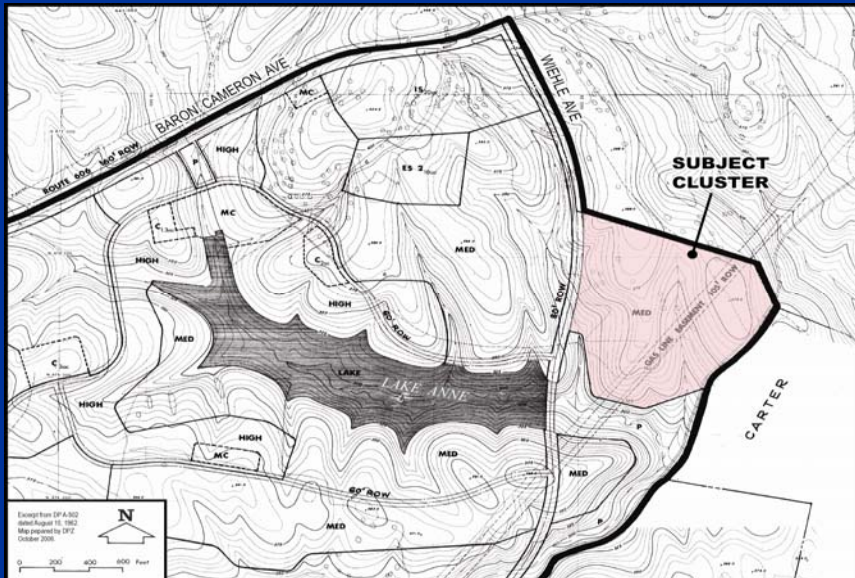
RZ A-502 DEVELOPMENT PLAN GENERAL/BLOB PLAN EXAMPLE



Changes in Circumstance

- No longer under single ownership
- Little, if any, undeveloped land
- Development typically proposed at high residential densities
- Approaching density cap
- Interest in revitalization
- Redevelopment of non-residential uses to residential uses

RZ A-502 DEVELOPMENT PLAN REGENCY SQUARE CLUSTER



EXISTING DEVELOPMENT NEAR REGENCY SQUARE



REGENCY SQUARE CLUSTER

- Acreage - 23.71
- Unit Type - SFA
- Dwelling Units – 90
- Density - 3.79 du/ac
- Height – 2 stories
- DP – Med. Density
- Max. Potential Info
 - 20 du/ac
 - No height limit
 - No min. open space requirement



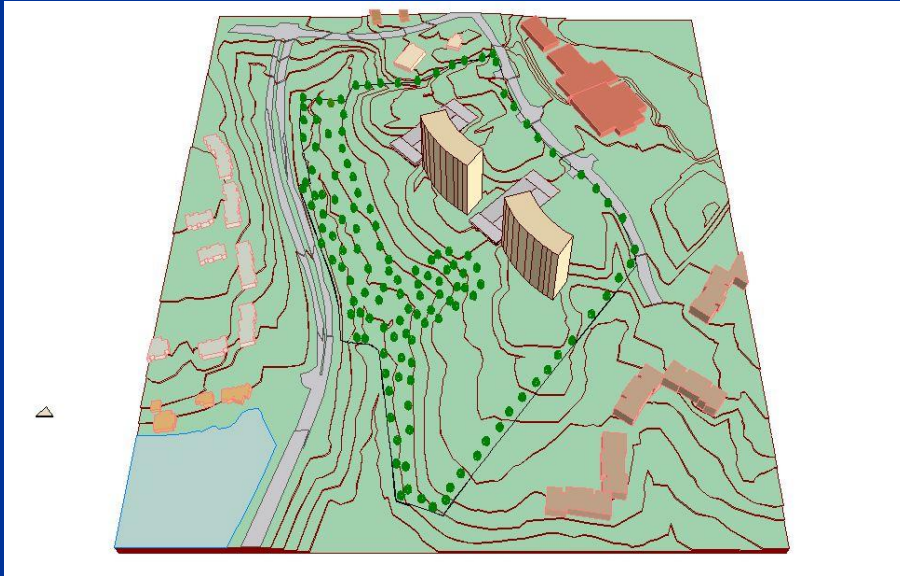
Conceptual Redevelopment Scenario #1



- | | | | | |
|---------------------------|---------------------------|--------------------|--------------------|----|
| • Site Area – 23.71 acres | <u>Parking Structures</u> | <u>Building #1</u> | <u>Building #2</u> | |
| • Total Units – 470 | • 3-levels - 330 spaces | • 23 stories | • 24 stories | |
| • Density - 19.82 du/ac | • Below-grade 96 spaces | • 230 units | • 240 units | 12 |

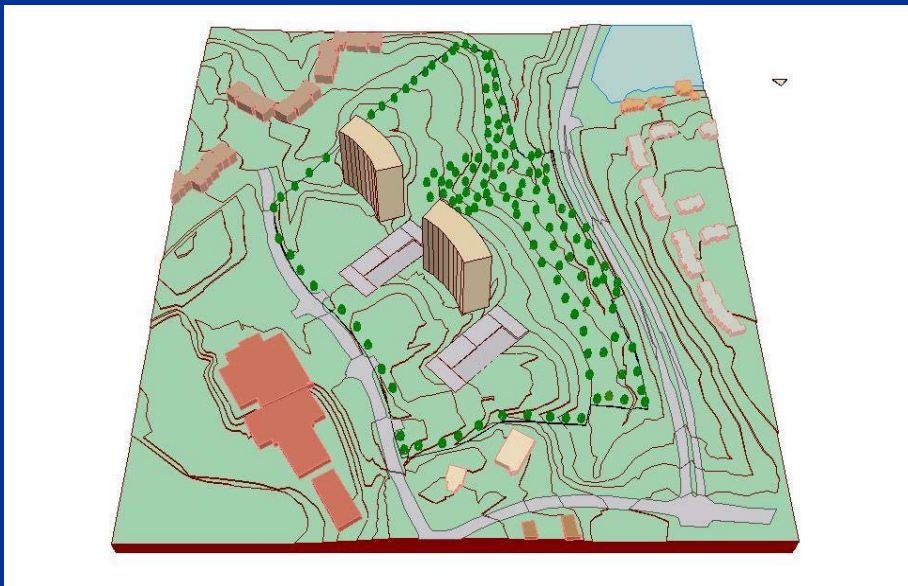
CONCEPTUAL REDEVELOPMENT SCENARIO #1

View from the South

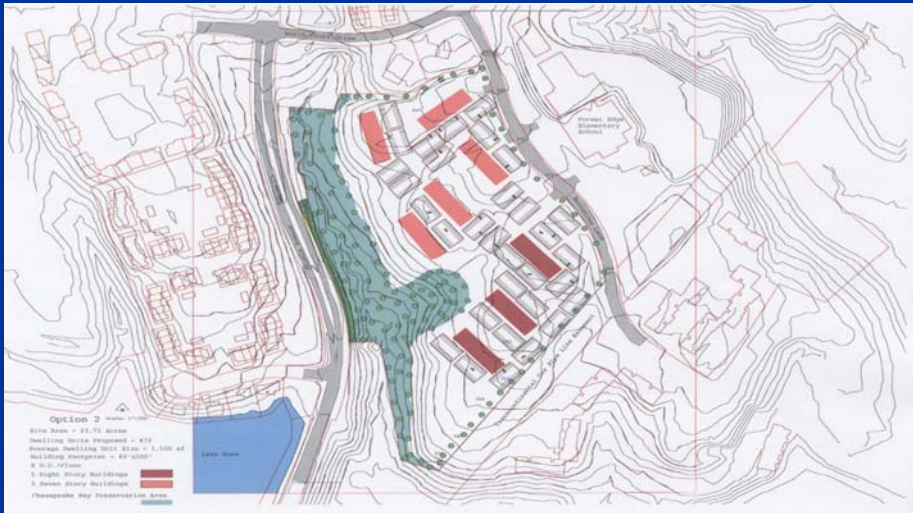


CONCEPTUAL REDEVELOPMENT SCENARIO #1

View from the North



Conceptual Redevelopment Scenario #2



- Site Area – 23.71 acres
- Total Units – 472
- Density - 19.91 du/ac
- Avg. Unit – 1,500 sq. ft.

- 8-Story Buildings (3)
- 64 units each bldg.
- 192 total units

- 7-Story Buildings (5)
- 56 units each bldg.
- 280 total units

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CONCEPTUAL REDEVELOPMENT SCENARIO #2 View from the South



CONCEPTUAL REDEVELOPMENT SCENARIO #2

View from the North



Areas for Consideration

1. Is it appropriate to retain or modify the 13 persons per acre cap?
2. Is it appropriate to modify population factors?
3. Should changes to the processing of PRC Plans be considered?
4. Should the Comprehensive Plan text and Reston Master Plan maps be amended?
5. Is it appropriate to undertake additional planning studies?

Break?

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How to Calculate PRC Population & Density under Zoning Ordinance

- 13 persons per acre
- 6,224 acres zoned PRC
(For a maximum population of 80,912)
- Dwelling unit type and count
- Average household size
(“Population factors”)

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Number of Dwelling Units*

Dwelling Unit Type	Number of Units
Single family, detached	4,247
Single family, attached	8,205
Garden (4 or less stories)	10,475
Elevator (5 or more stories)	3,516

* DPZ estimate based on Dept. of Tax Admin. & Plan Control data

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Pending Applications*

Project	# Units	Status
JGB/Reston Sheraton	600	PRC Plan Pending
Oracle Site	457	CPA Approved
Equity	560	PCA/DPA Pending
Spectrum/Lerner	1443	CPA Pending
Summit/ParcReston/ Jonathan's Keep**	110	PCA/DPA Pending
Boston Properties	400	PCA/DPA Indefinitely Deferred

*All elevator units. ** Original PCA approved for 696 units, of which 586 are in staff unit count. 418 of the 586 are existing.

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Reston Population Calculation*

Unit type	# Units	1974 Factor	Population Total
Single family detached	4,247	3.5	14,865
Single family attached	8,205	3.0	24,615
Garden	10,475	2.5	26,188
Elevator	3,516	2.0	<u>7,032</u>
			72,700

* With Zoning Ordinance population factors and DPZ unit count

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Reston Density: Persons / Acre

Zoning Ordinance population / acres zoned PRC =
persons per acre

72,700 persons / 6,224 acres = 11.68 persons/acre

Max. population – Zoning Ordinance population =
persons of available density

80,912 – 72,700 = 8,212 persons

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Residential Development Potential

8,212 persons of available density =
2,346 single family detached units
or
2,737 single family attached units
or
3,284 garden units
or
4,106 elevator units

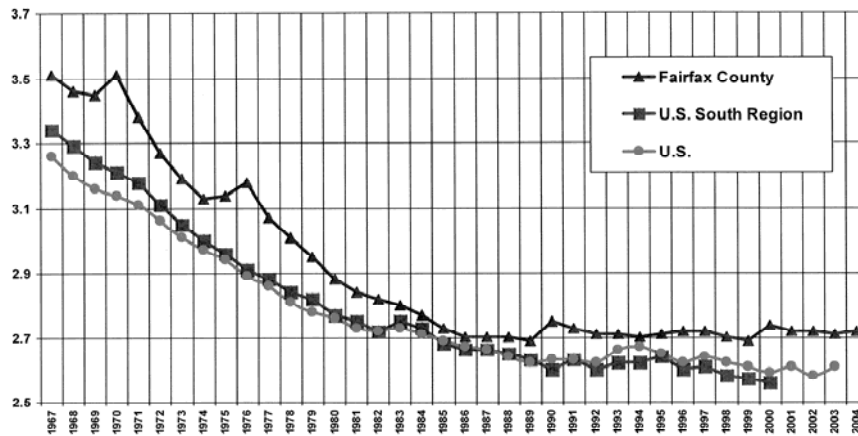
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Population Factors

Unit type	Existing factor 1974 data	Updated factor 2005 data
Single family detached	3.5	3.0
Single family attached	3.0	2.7
Garden	2.5	2.1
Elevator	2.0	

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FIGURE 3.1
Average Persons per Household
Fairfax County, U.S. South Region, and the U.S. 1967 through 2004



Sources: U.S. Bureau of the Census; Fairfax County Department of Systems Management for Human Services, 2004.

Z.O. Population: Updated Factors*

Unit type	# Units**	Factor***	Total
Single family detached	4,247	3.0	12,741
Single family attached	8,205	2.7	22,154
Garden	10,475	2.1	21,998
Elevator	3,516		<u>7,384</u>
Result: 10.33 persons/acre: additional 3,815 units.			64,227

*Result: 10.33 persons/acre; additional 3,815 units.

DPZ estimate; *2005 County demographic report.

Population Comparison

Source	Population
13 persons/acre density cap*	80,912
Reston Master Plan	Approx. 78,000 (Range: 69,000 – 87,000)
Existing population factors*	72,700
Updated population factors**	64,227
2000 Census	Approx. 56,000***

*As provided in the Zoning Ordinance. **Based on 2005 County demographic report. ***For land area greater than Reston PRC; DPZ estimate for Reston PRC based on Census is approx. 50,000.

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Q&A

Questions on the issues of:

1. Modifying or retaining the 13 persons per acre residential density cap?

or

2. Updating the population factors?

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Change PRC plan approval process?

- Rezoning
 - Approval by Board of Supervisors
- Development plan
 - Approval by Board of Supervisors
- PRC plan
 - Approval by Department of Public Works and Environmental Services (DPWES)
- Site plan
 - Approval by DPWES

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PRC Plan: Submission Requirements

- | | |
|--|--|
| • Location of buildings | • Open space |
| • Units: Number & type | • Recreational facilities |
| • Gross floor area of non-residential uses | • Traffic circulation, access, parking |
| • Architectural concepts | • Trails, pedestrian circulation |
| • Height | • Stormwater management facilities |
| • Distance of structures to property lines | • Floodplains |

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PRC Plan: Review Standards

- Substantial conformance with the approved development plan
- Purpose and intent and the objectives of Sect. 6-301 of the Zoning Ordinance
- Design standards of Sect. 16-102 of the Zoning Ordinance

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Purpose and Intent/Objectives

1. Balanced community
2. Orderly and creative arrangement of land uses
3. Integrated transportation system
4. Culture, education, recreation & medical facilities
5. Structures located to take advantage of natural environment
6. Adequate and well-designed open space
7. Staging of development to public utilities, facilities and services

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PRC Plan: Design Standards

1. At peripheral boundaries, bulk, landscaping and screening requirements conform to most similar conventional zoning district of abutting property
2. Street systems designed for convenient access to mass transit
3. Coordinated trails and sidewalks to open space, recreation, public facilities, etc.

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Potential Process Changes

- Same standards of evaluation
- Approval process could be changed:
 - Staff review and recommendation
 - Planning Commission recommendation
 - Action by Board of Supervisors
 - Allows for public participation
 - Same process for residential & non-residential

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Q&A

Questions on the issue of:

3. Changing the processing of PRC Plans?

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Amend Plans?

- Comprehensive Plan text
 - Protects stable residential neighborhoods and encourages compatible infill
- Reston Master Plan maps
 - Are shown in Comprehensive Plan
 - Have not been updated in 15 years
 - Could be revised to reflect existing residential densities rather than general residential categories

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Policy Plan Guidance

- Encourage land use pattern that protects and enhances stability in established residential neighborhoods
- Achieve development pattern which minimizes impacts of incompatible uses
- Promote sound urban design principles to increase functional efficiency and impart appropriate character and appearance

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Guidelines for Neighborhood Redevelopment

- Traffic analysis
- No adverse impact on public facilities
- Scale and intensity of development compatible with adjacent properties
- Furthers County goals
- No long-term impact on environment
- Stormwater management

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Q&A

Questions on the issue of:

4. Should the Comprehensive Plan text and Reston Master Plan maps be amended?

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Planning Initiatives

- Continue community initiative focused on Lake Anne Village Center
- If there are other specific areas needing study, these would need to be identified and prioritized

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General Q&A

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Next Steps

- Upcoming meetings
 - October 24th and November 15th
 - 7:00-9:30 pm
 - Langston Hughes Middle School, Reston

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